

**CITY OF PLATTSBURGH
PLANNING BOARD
REGULAR MEETING MINUTES
May 27, 2015**

Call to Order: Meeting was called to order 6:58pm by Chairman Rotella

Board Members Present: Joseph Rotella, William Ferris, James Abdallah, John Kanoza, Gerald Hofmaister

Board Members Absent: Craig Worley, Curt Gervich, Maurica Gilbert

Also Present: Kevin Farrington, P.E., City Engineer

PB#2015-04

Adrien Dutil

PB#2015-05

Scott B. Allen, L.S.

PB#2015-06

David Hoover

PB#2015-07 (WITHDRAWN)

PB#2015-08

Aaron Ovios

PB#2015-09

Aaron Ovios

Approval of minutes:

On a motion by Ferris, seconded by Abdallah, to accept the minutes of the regular meeting for April 27, 2015 as presented to the board this evening, was unanimously carried and passed.

PB# 2015-04: 59-61 Court Street

A. Long Form SEQR.

B. **HISTORIC SITE REVIEW:** Request to replace remaining windows and doors. **APPLICANT:** J. Adrien Dutil **PLAN PREPARER:** Paul Loner

Dutil stated that the board should hopefully have all the paperwork now. Discussion followed regarding windows being vinyl replacements, double hung but the big window being only 13-14 inches off floor needing to be tempered glass but unable to buy tempered glass that size resulting in two double hung tempered on the bottom sashes. Dutil stated doors would be thermal pane. Rotella questioned if doors would be full view with blinds in the middle. Dutil confirmed and described the doors.

On a motion by Ferris, seconded by Kanoza, a negative adverse impact declaration on the SEQR was unanimously carried and passed.

On a motion by Ferris, seconded by Kanoza, for the approval of the Historic Site Review to replace existing doors with model style S130 for doors, Full Lite w/Stile Lines and window replacement using model styles 0601 as shown double hung and 0614 as submitted was unanimously carried and passed.

PB2015-05: Westshore Lots 15-17 Subdivision
Short Form SEQR

PRELIMINARY SUBDIVISION REVIEW: Request to re-subdivide lots 15, 16 and 17 into new lots M1, M2, M3, M4 and M5. **APPLICANT:** Mousseau Development, LLC. **PLAN PREPARER:** Scott B. Allen, L.S.

Allen stated it was a straight forward application for three of those lots located on the south end, Connecticut Road, Kansas Avenue. Allen explained after looking closer at where utilities lay, a good plan was to take that corner between Maine Road, Connecticut Road and Kansas Avenue and get 5 residential parcels. Allen continued that all parcels comply with the City's zoning ordinance, exceeding minimum square footages, lot widths, lot depths, set back requirements and made mention of using existing water and sewer lines with a somewhat unconventional approach to lot M5 and extending the water lateral from Kansas Avenue right down the lot line between lot M3 and lot M4 and reserve a 10 ft wide utility easement, 5 ft each side of the property line.

There was discussion about this being a sketch plan review and nothing would be voted on, just reviewed with comments to be resubmitted for final next month.

Discussion followed regarding correction to the sketch plan noting utility easement to benefit lot 1 should be M5 and the general plan to come back with general details under the subdivision ordinance for any utility trenching, sidewalk, curb cut, detailer replacement and standard details that goes with the final subdivision plan.

PB2015-06: 28 New York Road
Long Form SEQR

HISTORIC SITE REVIEW: Request to install ground mount photovoltaic array solar panels. **APPLICANT:** IBEW Local 910 **PLAN PREPARER:** David Hoover

Hoover presented the project to erect a twelve panel solar array ground mount with 250 KW panels for training purposes on the southeast side of the building.

Discussion followed to verify the exact location of the solar panels.

Ferris stated and confirmed with Farrington that because the project was located in an historic district, SHPO review was required before the Planning Board could act. Ferris stated that SHPO has 30 days to reply to the request which was already submitted.

Discussion followed regarding the parking lot size, number of individuals training at one time, concerns about destroying the landscape. Additional discussion included the possibility of constructing a pad, placing on a trailer or moving the project location elsewhere on the property.

Ferris requested a site plan showing where the panels could be on the property, least intrusive. Discussion followed about alternative location options and the possibility of screening with hedges.

PB2015-07: 115 Court Street

Long Form SEQR

HISTORIC SITE REVIEW: Request to change usage from 1 family residence to an office and storage space. **APPLICANT:** Adirondack Regional Theatre **PLAN PREPARER:** Tom & Pam Lavin/Joe Krupka Architectural & Engineering Design Associates, P.C.

WITHDRAWN PENDING ZONING BOARD APPROVAL

PB2015-08: 24 US Oval

Long Form SEQR

HISTORIC SITE REVIEW: Request to construct an ADA compliant ramp to provide accessibility to elevated front entrance of the building. **APPLICANT:** Oval Development, LLC **PLAN PREPARER:** Robert M. Sutherland P.C.

Ovios presented the project to construct an ADA compliant concrete ramp for the reason that the lift that is currently there is constantly out of service so there is no handicap accessibility. Discussion followed regarding the use of formliner and dying the concrete to get the grey color to match existing limestone

On a motion by Abdallah, seconded by Kanoza, to table the Historic Site Review pending SHPO review was unanimously carried and passed.

PB2015-09: Nevada Oval East

Long Form SEQR

SITE PLAN REVIEW: Request to separate garages from main structures. **APPLICANT:** Tall Pines Estate, LLC **PLAN PREPARER:** RMS, PC

Orvios presented the project to separate garages from the main structures as a cost savings but still maintaining the quality of the project. Orvios explained that issues with the property slope created a complex foundation plan with the original construction design so the object was to simplify.

Discussion followed regarding prior submission of a preliminary sketch plan which had not been completed for approval.

Abdallah questioned the clubhouse elevation and Orvios explained that was phase 2. Discussion followed about the different phases of the project (Phase 1 being the 4 units on the west side with the associated garaged and Phase 2 the remaining 3 units and the clubhouse)

Hofmaister inquired about the infiltration basin and discussion followed. Orvios explained that the ponds would be phase 3 and expects a 1 to 2 year window between phase 1 and phase 2.

Abdallah and Orvios discussed parking and the allocation of garages. Discussion followed regarding handicap parking requirements and availability and emergency services accessibility.

Ferris and Orvios discussed trash and recycling.

Orvios described the pond with regards to it being in compliance with sandy pool requirements and slope accessibility. Discussion followed regarding possible landscaping, aquatic shelf and vegetation around the parameter of the pond.

Ownership of utilities was discussed and Orvios explained they were working with Public Works.

Rotella and Orvios discussed sidewalks. Discussion followed regarding the cost of replacing sidewalk and the controversy of new developments going in without restoring sidewalks.

Farrington made comments regarding verifying location of a force main and discussion followed. Capping versus looping of water main valve and a live hydrant on property were discussed.

Discussion followed regarding resolution of the City abandoning the street. Farrington stated that water, sewer & storm are no longer owned by the City and are private part of a private parcel

Hofmaister inquired about the basin and discussion followed about the maintenance requirements.

Discussion was had on the SEQR, Historic District determination and Zoning Board Special Use Permit.

Rotella advised Orvios to come back next month with sidewalks, pond landscaping and elevation of garages and clubhouse.

Non-agenda Item:

Rotella brought up discussion about the ruling to uphold Judge Muller's decision regarding the case of EZ Properties vs City of Plattsburgh.

On a motion by Ferris, seconded by Abdallah, unanimously carried and passed, the board moved to adjourn at 8:26pm.